

Council/Agency Meeting Held: _____	_____ City Clerk's Signature
Deferred/Continued to: _____	
<input type="checkbox"/> Approved <input type="checkbox"/> Conditionally Approved <input type="checkbox"/> Denied	
Council Meeting Date: 10/15/2007	Department ID Number: CS07-020

CITY OF HUNTINGTON BEACH REQUEST FOR CITY COUNCIL ACTION

SUBMITTED TO: HONORABLE MAYOR AND CITY COUNCIL

SUBMITTED BY: *Penelope Culbreth Graft*
PENELOPE CULBRETH-GRAFT, DPA, CITY ADMINISTRATOR

PREPARED BY: JIM B. ENGLE, DIRECTOR, COMMUNITY SERVICES *JBE*

SUBJECT: APPROVE PERMANENT PUBLIC RESTROOMS ON BLUFF TOP
PARK NORTH OF PIER

Statement of Issue, Funding Source, Recommended Action, Alternative Action(s), Analysis, Environmental Status, Attachment(s)
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Statement of Issue: City Council directed staff to construct permanent restrooms at Bluff Top Park between 9th Street and Seapoint Street. There is a need for City Council to approve the concept, number and location of these permanent facilities.

Funding Source: In FY06/07, City Council approved \$2.4 million for this project in Account No. 30585201 from one-time Redevelopment Agency revenues.

Recommended Actions: Motion to:

1. Approve in concept the restroom design as presented for permanent restrooms at Bluff Top Park north of the pier; and
2. Approve the location of seven restrooms as presented along Bluff Top Park between 9th Street and Seapoint Street.

Alternative Action(s):

1. Approve the location of five, instead of seven, restrooms at Bluff Top Park. Restroom #7, closest to Seapoint, and Restroom #3 would be eliminated, with #2 and #4 equidistantly spaced (unless Council provides different direction);
2. To make the restrooms more contemporary, Council directs staff to use a metal roof, which is also environmentally "green"; the roof to be Evergreen in color unless Council selects alternate color.
3. Do not approve the plans as presented for the permanent restrooms along Bluff Top Park, and direct staff on how to proceed.

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Analysis: Until the early 90's, the coastal bluff from 9th Street to Seapoint Street had been used for oil operations. By mid 90's, the city began to improve the area for recreational use. The area, named Bluff Top Park, was developed in four phases. The improvements included turf, landscaping, viewing areas, parking and beach access. Recent improvements include new safety railing, handrails, refurbished stairways, and new palms by the parking lots. Public restrooms were not included in the original park. Council directed staff to begin the process to construct permanent restrooms to replace portable units.

Existing Conditions: Presently, portable restrooms are placed at eleven locations. The number of portable units vary seasonally from one to five at each site. Portable units are located below the bluff from 9th Street to Goldenwest Streets on a former oil service road. Units north of Goldenwest are located on the bluff. The portable units are 9' tall, 48" wide by 44" deep.

Proposed locations: Locations for placement of up to seven restrooms have been identified for council consideration based on public need, view impact, site access, and conflicts with previous land uses, e.g., oil operations (See Attachment No. 1). Restrooms between 9th and Goldenwest Streets would be placed below the bluff to minimize view impacts from PCH, and to provide easy access from the wider areas of beach. The restrooms would not encroach onto the beach, but would be placed upon a former oil service road, which is asphalt based but often covered with fugitive, windblown sand. Precise location of the restrooms indicated on the plan could shift several feet depending upon their proximity to capped oil wells.

Access: The restrooms proposed for north of Goldenwest Street could be accessed from existing parking lots that include ramps meeting Americans with Disability Act (ADA) standards. At the time of preparation of this report, it is anticipated that two ADA access ramps would be needed for the restrooms located south of Goldenwest Street. A ramp would need to be constructed near Goldenwest leading down from the existing beach path to the oil service road. Additionally, the existing ramp at 9th Street would need to be modified and extended to provide additional ADA access at the south end of the project area. An asphalt path would be defined along the oil service road to link the restrooms in this area.

Building Type and Design: Modular constructed buildings are recommended with one or two unisex stalls. The restrooms located north of Goldenwest Street on the bluff would have single-stalls to minimize view impacts from PCH. Two-stall units would be located below the bluff to reduce visual impacts. This portion of the beach is the widest and potentially could accommodate larger crowds. Attachment No. 4 is an artist simulation of the recommended building design including colors and landscaping. Note: roofs are proposed to be tile (like South Beach), not metal, as indicated in rendering.

The single-stall restrooms are 6'8" by 10'8" or 71 square feet, and the two-stall units are 10' by 14' or 140 square feet. Both styles stand 12' high at roof peak. Restroom design would be consistent with South Beach, including: 1. stucco and faux stone wainscot architectural treatments, 2. neutral color scheme to blend in with surrounding beach and park, and 3. tile

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roof. See South Beach restroom in Attachment # 2. Based on Council's expressed desire, staff is recommending the design that is the manufacturer's environmentally "green" model. The project would go through the city's Request For Proposal process, but "green" elements would be included in the specifications. For example, staff is recommending the use of an environmentally "green" lightweight, Mediterranean-type roof tile. Council may decide it wishes to use a more contemporary metal roof which is also environmentally "green" as depicted in Alternative Action #3. "Green" construction elements would increase the cost of each restroom by at least 20 percent. An outdoor shower is proposed for each restroom. This was a popular request at the community meeting.

Landscaping is also proposed to enhance the appearance of the buildings as well as to reduce visual impacts. This would, for example, include palms and bougainvilleas. Staff is also recommending trellises on the stucco portion of the walls. The thorny bougainvilleas and trellises would act as a deterrent to graffiti. Staff is exploring trellises made of recycled plastic or powder coated metal to reduce impacts of a marine environment.

The preliminary cost of the restroom units including architectural treatments, environmental "green" elements and showers totals \$48,000 for single-stalls and \$60,000 for two-stall units. These costs are not site specific; there would be additional significant costs for ADA access, oil abandonment-related issues; landscaping, and accessing utilities.

Infrastructure: The restrooms would tie into the city's sewer running parallel to PCH, 200' north of the street center line. If site conditions make sewer connections prohibitive, the same restroom type could be installed with septic tank systems. While this type of restroom is widely used by other public agencies, tying in to the sewer system is the preferred method since the tank system incurs ongoing costs to pump waste. Electrical service would have to be brought to the site. Water is available but would have to be provided to each site. Infrastructure cost is at least \$1.5 million. Further work is required, such as evaluating oil well locations, before an engineer's estimate can be determined.

Number of restrooms: Seven locations for restroom units have been identified. Though North Beach and Bluff Top Park are becoming more popular year-round, staff feels they do not warrant the number or frequency of restroom units as South Beach. The average distance between restrooms in South Beach is 760 ft. The average distance for seven restrooms in the project area is 1,692 ft. with the greatest distance between any two of 2,385 ft. Council may decide to approve Alternative Action No. 1 to install only five restroom units. If so, staff would recommend that at least two units be placed north of Goldenwest Street, and three units between 9th and Goldenwest Streets. The average distance between five units would be 2,154 ft. with the greatest distance between any two remaining at 2,385 ft.

Alternative Restroom Structures: Staff did explore new modular, self-contained restroom technology where the door shuts and the restrooms automatically wash down the interior. There was concern about interior and exterior vandalism because of the isolated locations in this project. This technology, in its current form, might be viable in a more populated downtown area, but not in a remote park setting.

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Operating Hours: When Community Services Commission reviewed this project, concern was expressed about operating hours and possible transients. The restrooms on the pier, Pier Plaza and South Beach are open all hours (24/7). Current staffing levels are insufficient to close restrooms at 10:00 pm or midnight and open at 5:00 am on a regular, ongoing basis. A contract maintenance company could unlock them as they clean in the early morning, but all of the restrooms would not be available when the park opens at 5:00 am. The city would have to locate, if available, a private company to handle opening/closing if Council decides the new park units should be locked at night.

Anticipated Maintenance Costs: Staff anticipates these restrooms will not serve as many members of the public as those in Pier Plaza, the pier or South Beach, where Council approved funds for cleaning restrooms every two hours during the day (length of day varies seasonally) beginning FY07/08. It is proposed that the new restrooms north of the pier would be cleaned twice a day in the summer, holidays and all weekends; with a single daily cleaning weekdays in non-peak seasons. The projected cost to contract this maintenance would be \$67,200. Current staffing levels are insufficient to permit cleaning by city staff.

Commission Recommendation: On August 8, 2007, the Community Services Commission conducted a public input meeting, and approved the project, including seven restrooms, locations, and concept. Commission approved a metal roof because it was "green", but some members preferred esthetically a tile roof similar to South Beach. Since that time, staff has worked with the manufacturer who now indicated a "green" tile roof could be incorporated. Property owners within 1,000' of the park and the Downtown Business Improvement District received written notification of the community meeting. It was also advertised by the City Clerk in the local newspaper.

Strategic Plan Goal: Installation of public restrooms along Bluff Top Park creates an environment that promotes tourism to increase revenues to support community services and create a destination economy. Secondly, the project would provide quality public services with the highest professional standards to meet community expectations and needs, assuring that the city is sufficiently staffed and equipped overall.

Environmental Status: CEQA will be part of the City's Entitlement Process.

Attachment(s):

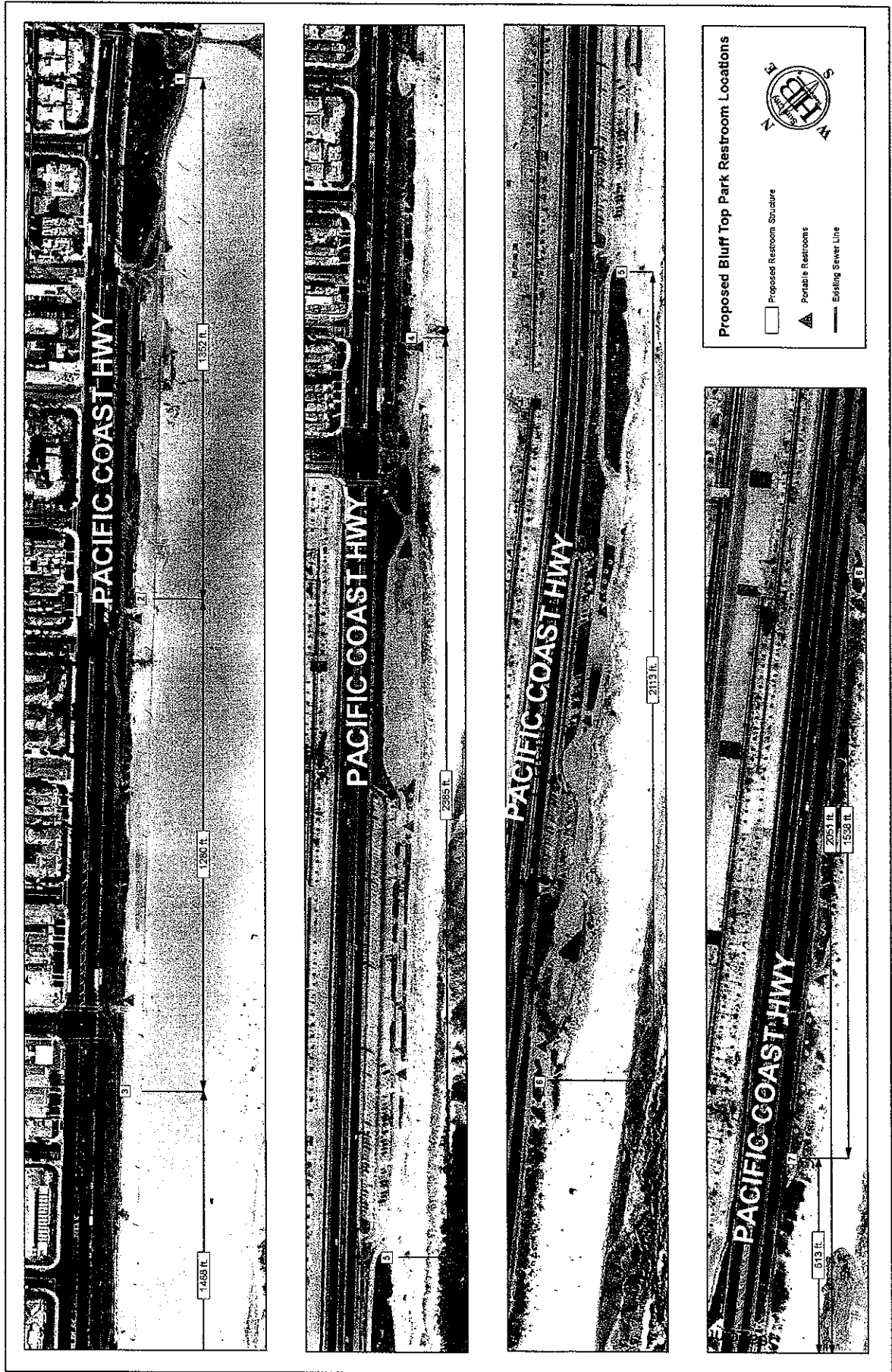
City Clerk's Page Number	No.	Description
5	1.	Proposed Locations
7	2.	South Beach Restroom with Tile Roof
9	3.	Metal Roof Color Options
11	4.	Artist Rendering: Two-Stall Restroom

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ATTACHMENT #1

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PROPOSED RESTROOM LOCATIONS



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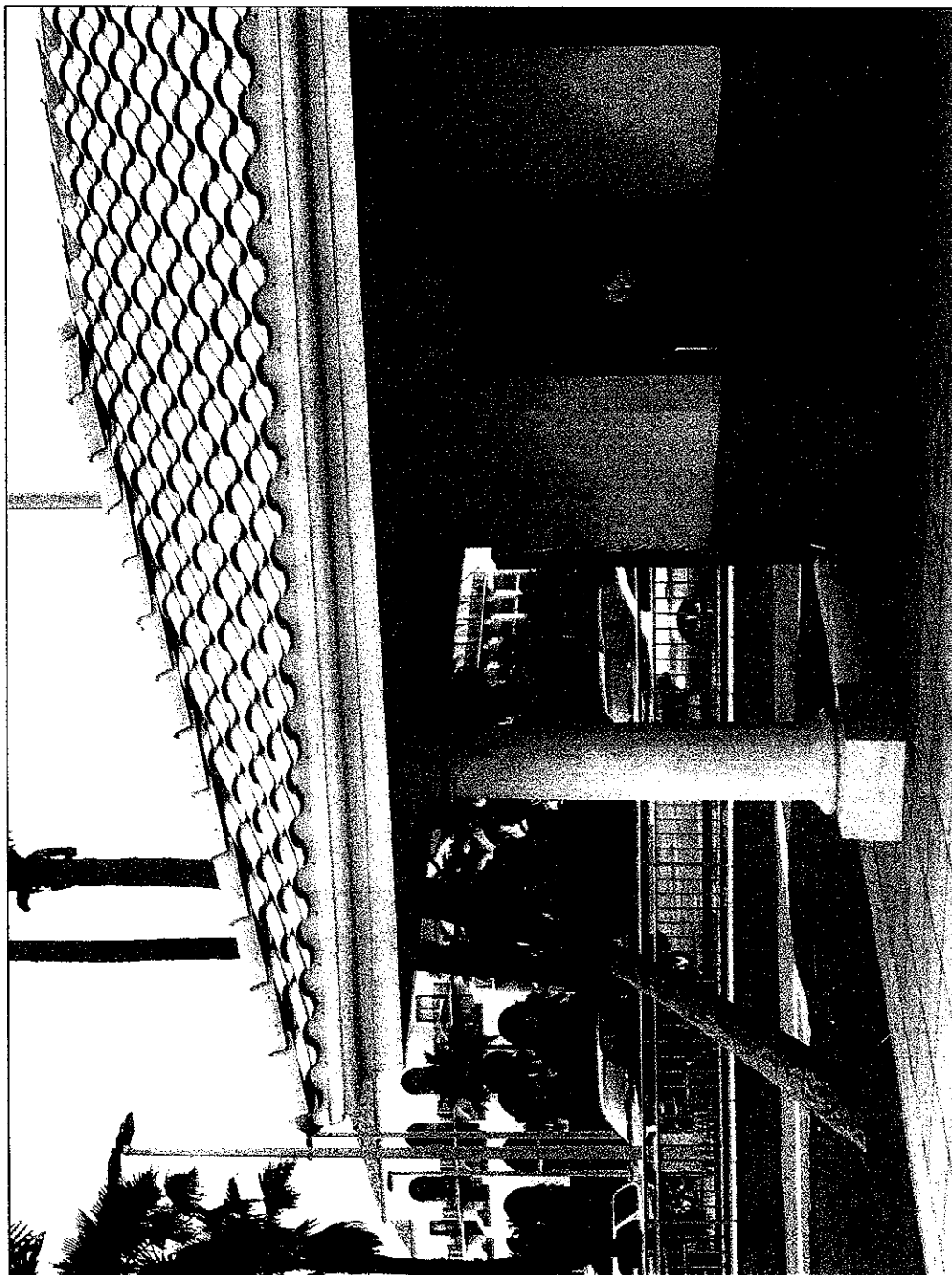
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ATTACHMENT #2

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SOUTH BEACH RESTROOM

(with tile roof)



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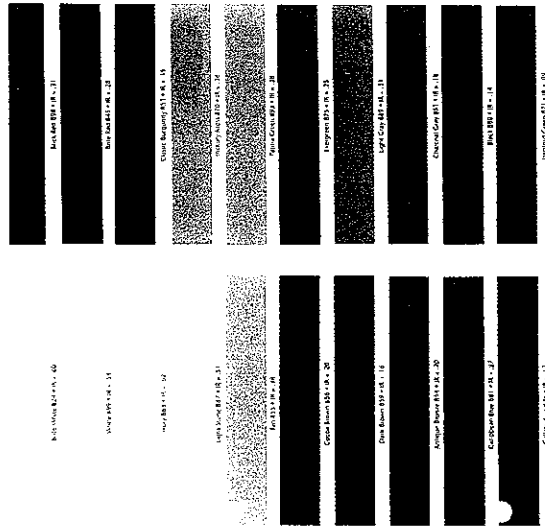
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ATTACHMENT #3

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ROOF COLOR OPTIONS

Metal Roof Color Options



Tile Roof Color Options



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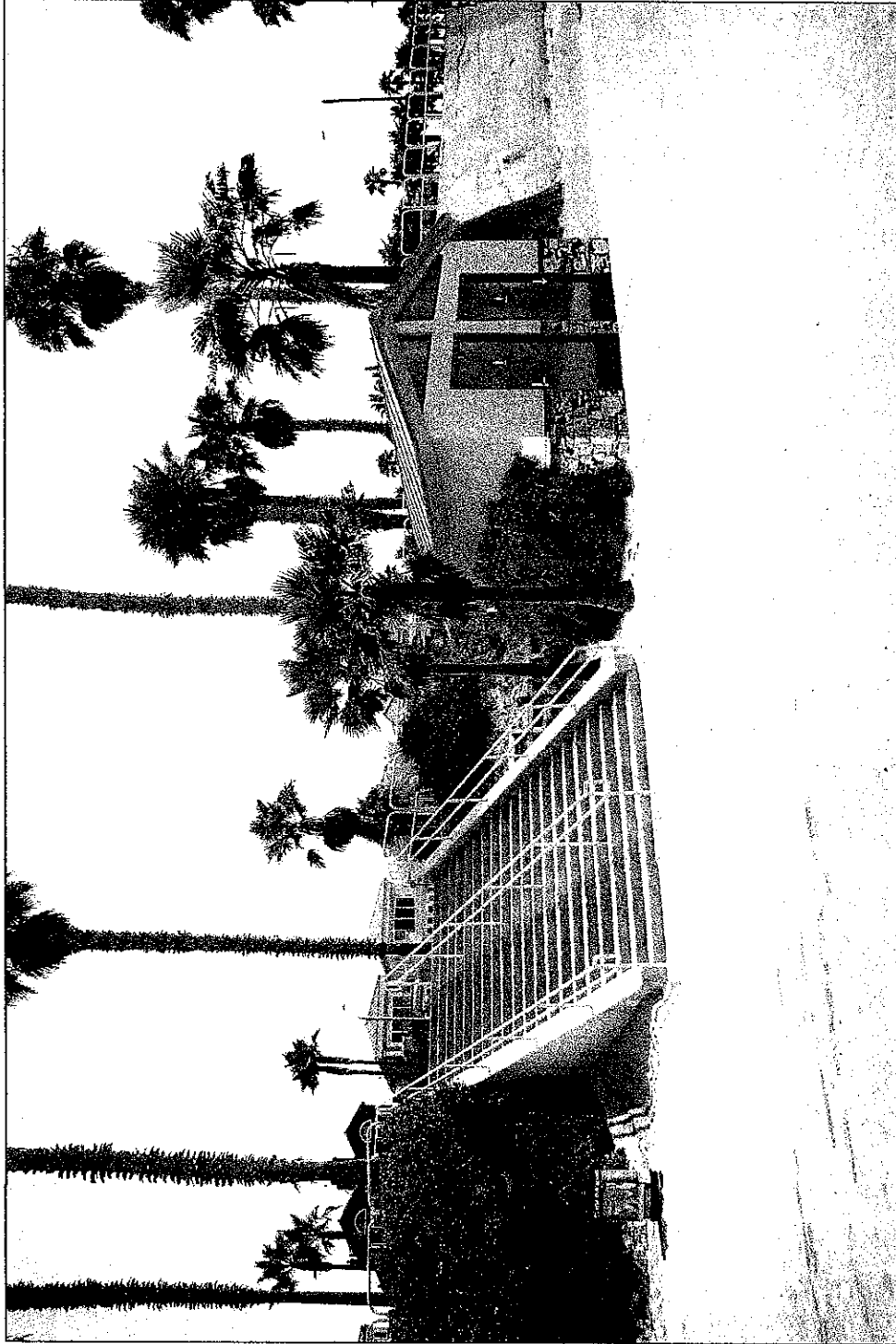
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ATTACHMENT #4

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Artist Rendering Two-Stall Restroom

Tile Roof, not Metal Roof Recommended



Dimensions - 10' x 14'

NOTE: Single-stall unit is similar in design but only 6'8" x 10'8"

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